

Maki Creek Ranch

2,507.00 Acres | Sublette County, WY | \$12,250,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Campground
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game & Waterfowl
Natural Spring
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Propane
Skiing/Snowmobiling/Snow Sports
Stream/River
Timber
Water Access
Waterfront
Water Rights
State Hunting Unit: 92

Land Details

Address: TBD, Big Piney,
Wyoming 83113, USA
Closest Town: Daniel
Total Acres: 2,507.00
Water Rights: Yes

Building Details

View: Creek, Mountain, Private,
River, Scenic & Water



About This Property

Covering over 2,500 acres, the Maki Creek Ranch offers an exceptional opportunity for a world-class hunting or cattle operation. North Cottonwood Creek winds through the center of the property, which adjoins thousands of acres of national forest, providing limitless recreational opportunities.





Land

The Maki Ranch covers 2,507 deeded acres. The landscape features rolling hills with large aspen groves and conifer trees, as well as expansive open spaces with sagebrush and native grasses that provide excellent wildlife habitat. North Cottonwood Creek meanders for nearly 3 miles through the heart of the property, lined with large cottonwoods that create a picturesque setting. The ranch borders the Bridger National Forest and offers great spots along the creek for additional building with views of the Wind River Range to the east and the Gros Ventre Range to the north. Maki Creek runs from the Northwest of the ranch and runs into North Cottonwood Creek

Cattle operations are well supported with over 100 acres of productive irrigated hay ground. The ranch benefits from adjudicated water rights sourced from North Cottonwood Creek, with a priority date of March 26, 1952. The rights provide 4.328 cubic feet per second (cfs) of irrigation water delivered through the Mariety Supply Canal.

Recreation

The recreational opportunities on the ranch are endless. The land boasts elk, deer, antelope, moose, bear, wolves, waterfowl, and sage grouse. Elk tags are available over-the-counter in unit 92, while antelope unit 88 offers a draw hunt with excellent odds for trophy antelope. Deer hunting in unit 142 also features general over-the-counter tags.

Fishing in North Cottonwood Creek is exceptional, with anglers able to catch a variety of trout, including cutthroat and rainbow trout.

The surrounding Wyoming Range and Bridger National Forest offer fantastic hiking, camping, and horseback riding experiences. Additionally, the nearby Wind River Range and Gros Ventre Range provide even more opportunities for outdoor adventures such as mountaineering, rock climbing, and wildlife viewing.





Region & Climate

Big Piney, Wyoming, experiences a semi-arid climate characterized by cold winters and mild summers. Winter temperatures often drop below freezing, with average lows around 5°F (-15°C) and significant snowfall. Summers are relatively mild, with average highs around 80°F (27°C) and cooler nights. The region receives low annual precipitation, around 10 inches (25 cm), mostly falling as snow in winter and occasional thunderstorms in summer. The high elevation and clear skies contribute to significant temperature variations between day and night throughout the year.

Location

Big Piney, Wyoming, is a small town located in Sublette County in the western part of the state. It is situated approximately 90 miles south of Jackson Hole, making it a convenient drive for those looking to explore the renowned Teton and Yellowstone National Parks.

The town is about 220 miles northeast of Salt Lake City, Utah, offering access to a larger metropolitan area for additional amenities and services. The closest town with amenities, such as grocery stores, dining options, and basic services, is Pinedale, located about 35 miles to the north. Pinedale also offers additional recreational opportunities and serves as a gateway to the Wind River Range.

For air travel, the nearest major airport is Jackson Hole Airport (JAC), which is approximately 100 miles north of Big Piney. This airport provides regular flights to major cities across the United States. Additionally, Salt Lake City International Airport (SLC), about 220 miles to the southwest, offers a broader range of domestic and international flights, making it another viable option for air travel.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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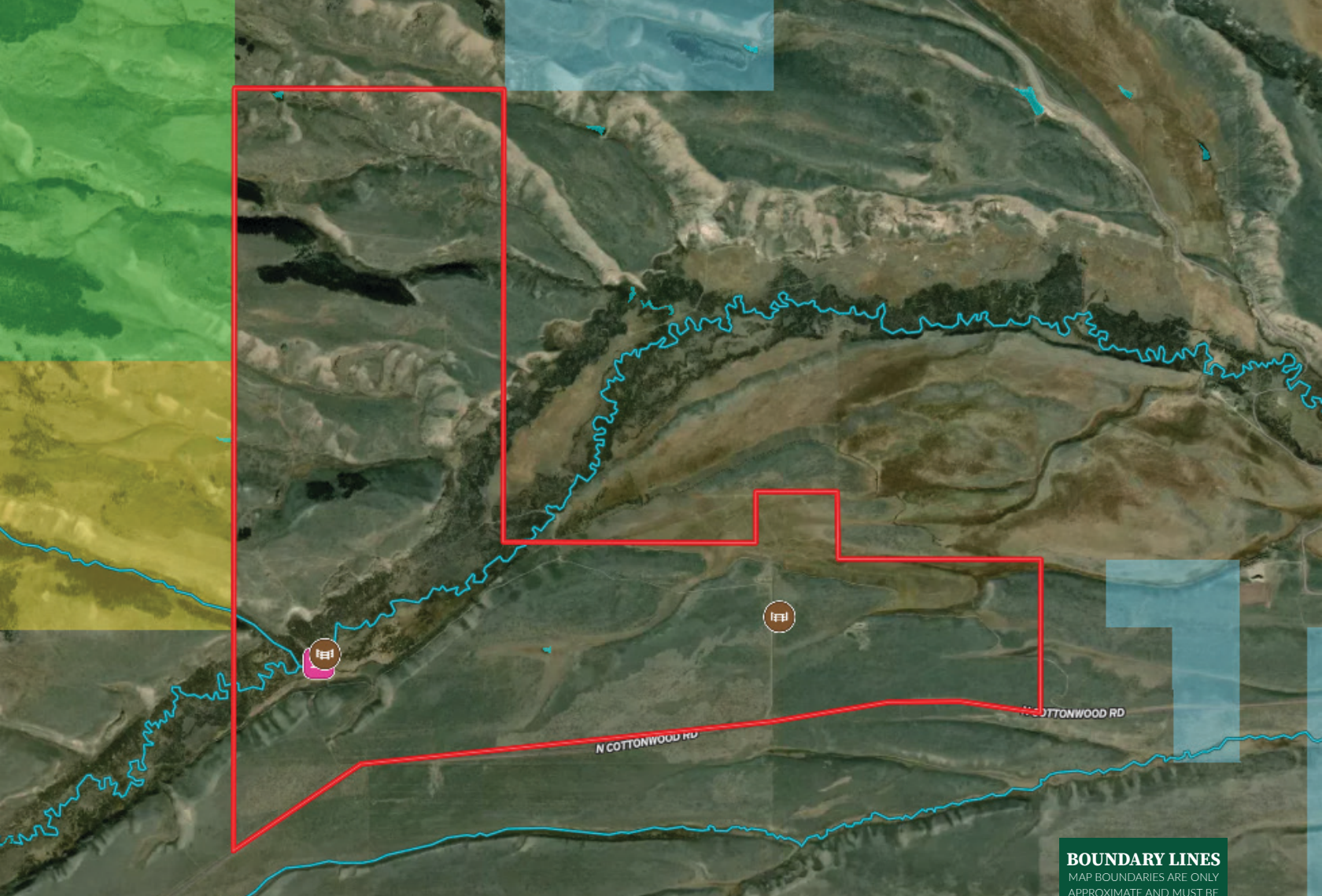


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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Boundary Cabin Fed / State Lands Pens (2)

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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